

City Council
Atlanta, Georgia

07-0 -0264

AN ORDINANCE
BY: ZONING COMMITTEE

Z-07-04
Date Filed: 1-9-07

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **3764,3718,3770,3748, 3726, 3734, 3710, 3756 Powers Ferry Road N.W.**, be changed from the R-3 (Single family Residential) District to the RG-3 (Residential General-Sector 3) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 197, 17th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

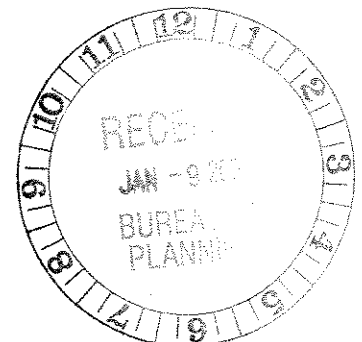
SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Powers Ferry Lot Assemblage

All that parcel of land lying or being in Land Lot 97, 17th District, Fulton County, Georgia, City of Atlanta and more particularly described as follows:

Begin at an iron pin located on the southerly right-of-way of Powers Ferry Road (50-foot right-of-way), said point being 545.65 feet northwesterly from the intersection on the southerly right-of-way of Powers ferry road and the west right-of-way of Roswell Road (variable right-of-way); **Thence** leaving the right-of-way of Powers Ferry Road South 40 degrees 41 minutes 46 seconds West a distance of 290.28 feet to an iron pin found; **Thence** North 58 degrees 10 minutes 18 seconds West a distance of 74.89 feet to an iron pin found; **Thence** North 43 degrees 11 minutes 14 seconds West a distance of 74.94 feet to an iron pin found; **Thence** North 43 degrees 02 minutes 20 seconds West a distance of 159.81 feet to an iron pin found; **Thence** North 42 degrees 47 minutes 36 seconds West a distance of 89.50 feet to an iron pin found; **Thence** North 42 degrees 58 minutes 03 seconds West a distance of 209.89 feet to an iron pin found; **Thence** North 42 degrees 49 minutes 26 seconds West a distance of 132.74 feet to an iron pin found; **Thence** North 71 degrees 51 minutes 06 seconds East a distance of 269.42 feet to a point located on the southerly right-of-way of Powers Ferry Road; **Thence** along Powers Ferry Road South 56 degrees 05 minutes 54 seconds East a distance of 168.36 feet to a point; **Thence** continuing along Powers Ferry Road a curve to the right having a radius of 831.94 feet, an arc length 178.87 feet and a chord which bears South 49 degrees 56 minutes 20 seconds East having a chord distance of 178.53 feet to a point; **Thence** continuing along Powers Ferry Road South 43 degrees 46 minutes 46 seconds East a distance of 102.94 feet to an iron pin found; **Thence** continuing along Powers Ferry Road South 43 degrees 48 minutes 04 seconds East a distance of 74.86 feet to an iron pin found; **Thence** continuing along Powers Ferry Road South 43 degrees 45 minutes 29 seconds East a distance of 75.09 feet to the **Point of Beginning**.

Said parcel of land contains 191,880 square feet or 4.405 acre of land, more or less.



2-07-04